

# Memorandum



**Date:** March 23, 2018

**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**From:** Jack Osterholt  
Deputy Mayor

**Subject:** Report to the Board Regarding the Responses to the Request for Expression of Interest for Property Located Near the Homestead Air Reserve Base - Directive No. 141685

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This report is an update to the Request for Expression of Interest (EOI) for property located near the Homestead Air Reserve Base and provides a response to Resolution No. R-816-14, as approved on September 16, 2014, by the Board of County Commissioners (Board). The Resolution directs the County Mayor or County Mayor's designee to advertise an EOI regarding potential economic development uses on approximately 250 acres of vacant property. The EOI identified the available property and required that interested parties provide relevant development experience, specific proposed economic development use(s) for the vacant property, market rent, other income expected to be paid to Miami-Dade County for the proposed use(s), and the expected number of jobs to be created. On May 24, 2017, Mayor Gimenez issued a memorandum recusing himself from participating in discussions regarding this EOI (Attachment 1).

The EOI was prepared by the Internal Services Department and was publicly advertised on March 27, 2017. The following responses were received:

1. Centennial Management, a real estate firm with 37 years of construction and management experience in industrial, commercial, and affordable housing developments throughout South Florida, proposes to develop between 50 and 100 acres of land as a site for automotive auctions. The development would include an office or warehouse facility approximately 12,000 to 14,000 square feet in size for employee use, car staging and storage. Approximately 60 acres of land would be paved with asphalt and used as a lot to park inventory. The remaining acres of land would be developed as an additional phase that would include ancillary automotive, industrial, commercial, or residential uses. The response did not indicate whether the land would be acquired through a purchase or long-term lease.

It is estimated that the benefit to the County would include hiring approximately 60 to 100 employees locally, with an average salary range of \$12 to \$40 per hour. The total cost for land development is estimated to be \$40,000,000 in private funding, dependent on the amount of acreage developed.

2. Ryan Companies US, Inc., founded in 1938 and specializing in development, architecture and engineering, construction, real estate management, and capital markets proposes to develop approximately 45 acres of land located at the corner of SW 132 Street and SW 272 Street. The firm proposes to purchase the land for approximately \$4,300,000 (approximately \$2.20 per square foot), and build a 250,000 to 300,000 square foot cold and dry storage and distribution center for Cheney Brothers, Inc.

It is estimated that the benefit to the County would include hiring approximately 240 employees with an average salary of \$46,000 annually. The total project cost and investment is estimated to be \$51,000,000 in private funding.

3. EcoSteel USA, LLC, with over 80 years of experience related to the design, construction, and operation of steel mills, proposes to develop an eco-friendly steel mill development project on approximately 124 acres of land through a public-private partnership with the County. The steel mill would serve as the anchor development within a larger environmentally-conscious, technologically innovative industrial park. The response did not indicate whether the land would be acquired through a purchase or long-term lease.

It is estimated that the benefit to the County would include 2,879 full-time and part-time jobs, including 1,000 construction jobs, and over 1,800 long-term jobs in steel mill operations. EcoSteel estimates the median salary for on-site full-time employees to be approximately \$49,050 annually, and the approximate cost for real property taxes to be approximately \$5,000,000 annually. The total cost for land development would be over \$250,000,000 in private funding. An additional portion of land could allow for collocation of an additional manufacturer, Blasco Construction, to develop a green modular housing fabrication plant, estimated to generate approximately 35 to 40 additional jobs.

County staff will work with the District 9 County Commissioner Dennis C. Moss to evaluate the responses and discuss the next steps for the area located near the Homestead Air Reserve Base.

Should you require additional information, please contact Tara C. Smith, Director of the Internal Services Department, at 305-375-5893, or me directly.

#### Attachment

c: Abigail Price-Williams, County Attorney  
Geri Bonzon-Keenan, First Assistant County Attorney  
Office of the Mayor Senior Staff  
Tara C. Smith, Director, Internal Services Department  
Cathy Jackson, Interim Commission Auditor  
Christopher Agrippa, Clerk of the Board  
Eugene Love, Agenda Coordinator

# Memorandum



**Date:** May 24, 2017

**To:** Honorable Chairman Esteban L. Bovo, Jr.,  
Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over a horizontal line.

**Subject:** Expression of Interest — "Development Projects Surrounding Homestead Air Reserve Base" (EOI-HARB)

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On May 24, 2017, I became aware that my son, Julio Gimenez, and my daughter-in-law, Tania Cruz, are involved in the Expression of Interest (EOI) for "Development Projects Surrounding Homestead Air Reserve Base" (EOI-HARB) through the Internal Services Department. Because of my family's involvement in the EOI, I believe I have a conflict of interest. Therefore, I will not be participating in any decisions regarding this EOI.

Per Section 5.03(D) of the Miami-Dade Home Rule Charter, "in circumstances where the Mayor informs the Chairperson of the Board of County Commissioners in writing that he or she has a conflict of interest in the solicitation, evaluation, award or recommendation of award of contract," you, as Chairperson, "shall have all authority provided by this Charter or the Board to solicit, evaluate, award or recommend the award of such contract including, but limited to, the authority to recommend a bid waiver in writing." Deputy Mayor Jack Osterholt will be your liaison and will answer any questions you may have.

c: Abigail Price-Williams, County Attorney  
Geri Bonzon-Keenan, First Assistant County Attorney  
Joe Centorino, Executive Director, Commission on Ethics and Public Trust  
Jack Osterholt, Deputy Mayor, Office of the Mayor  
Edward Marquez, Deputy Mayor, Office of the Mayor  
Tara C. Smith, Director, Internal Services Department  
Harvey Ruvin, Clerk of the Courts  
Christopher Agrippa, Clerk of the Board